Karen Johnson Davidson County
Batch# 1428385 DEEDWARR
06/05/2026 04:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20260605-0051111

File No: 4913 Log Cabin Road

After Recording, Send to:
Total Title Services, LLC
10400 Blacklick-Eastern Rd NW # 110
Pickerington, OH 43147

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company,
4425 Ponce de Leon Blvd, 2nd Floor, Coral Gables, FL 33146

Tax Parcel Number: 06104004900

GENERAL WARRANTY DEED

David H. Austin, unmarried, ("Grantor"), whose mailing address is **4913 Log Cabin Road, Nashville, TN 37216**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company**, ("Grantee"), whose tax mailing address is **4425 Ponce de Leon Blvd, 2nd Floor, Coral Gables, FL 33146**, the following described real estate:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

BEING Lot No. 21 on the Map of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A. J McGaughey's 2nd Haysboro Subdivision, described as follows. BEGINNING at a point in the west margin of Log Cabin road, formerly Fergusson Avenue, as widened by Instrument of record in Book 1973, page 339, and in the line between Lots 21 and 22; thence with the line between said lots, westerly 195.4 feet to a point; thence southerly 100.05 feet to a corner of Lot No. 20; thence with the line between Lots 20 and 21, easterly 201.4 feet to the west margin of Log Cabin road; as widened; thence, with the margin of said road, northerly 100 feet to the beginning.

Property commonly known as: 4913 Log Cabin Road, Nashville, TN 37216

The instrument constituting the source of Grantor's interest in the foregoing described herein was a Quitclaim Deed recorded as Instrument No. 20070613-0070902 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06104004900

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 5-29-, 2026.

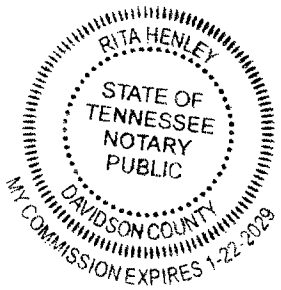
David H. Austin

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **David H. Austin**, personally known to me, or has produced Driver's license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of May, 2026.

Rita Henley
Notary Public



STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **380,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

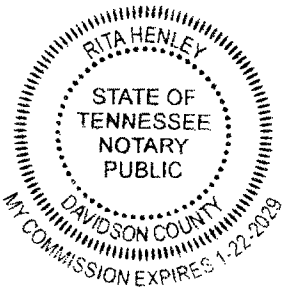
David H Austin
Affiant

Subscribed and sworn to before me on this the 29th day of May, 2024.

Rita Henley
Notary Public

My Commission Expires: 01-22-2029

SEAL



Tennessee Certification of Electronic Document

I, Amanda Dombrowski, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 29, 2026 (date of document).

Affiant Signature

06/05/2026
Date

State of Ohio

County of Fairfield

Sworn to and subscribed before me this 5th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/2/2028

NOTARY'S SEAL



MIRIAM YOUNG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-02-2028